

RESOLUTION 369 - 24

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, PROVIDING FOR THE VACATION OF PLAT FOR THE STREET RIGHT-OF-WAY AND ALL UNDERLYING EASEMENTS ASSOCIATED WITH PORTIONS OF SW 3RD AVENUE, SW 3RD PLACE, SW 4TH AVENUE, SW 4TH PLACE, AND SW 25TH STREET; PROVIDING FOR THE VACATION OF PLAT FOR ALL PLATTED EASEMENTS LYING WITHIN THE SUBJECT PROPERTY; PROVIDING FOR THE VACATION OF PLAT FOR ALL EASEMENTS UNDERLYING THE PREVIOUSLY VACATED PORTIONS OF THE DEFENDER AND MALABAR CANALS; PROPERTY LOCATED NORTH OF VETERANS PARKWAY, WEST OF SW 2ND COURT, AND SOUTH OF THE DEFENDER CANAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Petition was filed by LEE MEMORIAL HEALTH SYSTEM for the vacation of plat on property described herein; and

WHEREAS, the Petition meets the requirements of the City of Cape Coral Land Development Code, Article 3, Chapter 4, Section 3.4.5, "Vacations of Plats, Easements, and Rights-of-Way" and it is in the best interest of the public that such Petition be granted.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA:

Section 1. The Petition meets the requirements of the City of Cape Coral Land Development Code, Article 3, Chapter 4, Section 3.4.5, and it is in the best interest of the public that such Petition be granted. The following described rights-of-way and all underlying easements associated with SW 3rd Avenue, SW 3rd Place, SW 4th Avenue, SW 4th Place, and SW 25th Street; all platted easements; and all easements underlying the previously vacated portions of the Defender and Malabar Canals, all as shown in Exhibit "A," are hereby vacated by the City of Cape Coral, to wit:

A PARCEL OF LAND CONSISTING OF ALL OF LOTS 1 THROUGH 23, BLOCK 1877, TOGETHER WITH ALL OF LOTS 15 THROUGH 28 AND PORTIONS OF LOTS 13 AND 14, BLOCK 1873, TOGETHER WITH ALL OF LOTS 15 THROUGH 30 AND PORTIONS OF LOTS 13, 14 AND 31, BLOCK 1874, TOGETHER WITH ALL OF LOTS 18 THROUGH 27 AND PORTIONS OF LOTS 16, 17 AND 28, BLOCK 1875, TOGETHER WITH ALL OF LOTS 22 AND 23 AND PORTIONS OF LOTS 19, 20, 21, 24 AND 25, BLOCK 1876, TOGETHER WITH PORTIONS OF THE RIGHTS-OF-WAY OF SW 4TH PLACE, SW 25TH STREET, SW 4TH AVENUE, SW 3RD PLACE, AND SW 3RD AVENUE, TOGETHER WITH VACATED PORTIONS OF MALABAR CANAL ACCORDING TO THE PLAT OF CAPE CORAL UNIT 45, PART 1, AS RECORDED IN PLAT BOOK 21, AT PAGE 135 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH VACATED PORTIONS OF DEFENDER CANAL ACCORDING TO THE PLAT OF CAPE CORAL UNIT 62, AS RECORDED IN PLAT BOOK 21, AT PAGE 21 OF THE AFOREMENTIONED PUBLIC RECORDS, TOGETHER WITH ALL UNDERLYING PLATTED EASEMENTS LYING WITHIN SAID PARCEL, ALL LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 24, BLOCK 1877 OF THE AFOREMENTIONED PLAT OF CAPE CORAL UNIT 45, PART 1; THENCE, ALONG THE BOUNDARY OF SAID BLOCK 1877 FOR THE FOLLOWING THREE (3) COURSES:

1. N.00°06'22"E., 110.17 FEET;
2. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°39'17", A CHORD OF 35.25 FEET, A CHORD BEARING OF N.44°56'00"E., AN ARC OF 39.12 FEET;
3. N.89°45'39"E., 1,125.17 FEET;

THENCE N.00°06'22"E., 80.00 FEET TO THE NORTH LINE OF DEFENDER CANAL (80 FEET WIDE) (VACATED) ACCORDING TO THE AFOREMENTIONED PLAT OF CAPE

CORAL UNIT 62; THENCE, ALONG SAID NORTH LINE OF DEFENDER CANAL (VACATED), N.89°45'39"E., 130.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID DEFENDER CANAL (VACATED); THENCE, ALONG SAID EAST LINE OF DEFENDER CANAL (VACATED) AND ALONG THE EAST LINE OF MALABAR CANAL (80 FEET WIDE) (VACATED) ACCORDING TO THE AFOREMENTIONED PLAT OF CAPE CORAL UNIT 45, PART 1, S.00°06'22"W., 685.02 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 1968 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG SAID SOUTH LINE, S.89°45'39"W., 80.00 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 1873 ACCORDING TO SAID PLAT OF CAPE CORAL UNIT 45, PART 1; THENCE, ALONG THE BOUNDARY OF LANDS DESCRIBED ON OFFICIAL RECORDS INSTRUMENT 2006000394050 OF THE AFOREMENTIONED PUBLIC RECORDS FOR THE FOLLOWING TWO (2) COURSES:

1. S.00°06'22"W., 6.88 FEET;
2. N.78°37'57"W., 111.04 FEET;

THENCE N.76°58'05"W., 92.37 FEET; THENCE, ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2006000394050 OF THE AFOREMENTIONED PUBLIC RECORDS, N.78°27'55"W., 89.84 FEET TO A POINT LYING ON THE SOUTH LINE OF LOT 30, BLOCK 1874 ACCORDING TO SAID PLAT OF CAPE CORAL UNIT 45, PART 1; THENCE, ALONG THE BOUNDARY OF SAID LOT 30 FOR THE FOLLOWING TWO (2) COURSES:

1. S.89°45'39"W., 12.99 FEET;
2. N.00°06'22"E., 3.12 FEET;

THENCE, ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2006000394050 OF THE AFOREMENTIONED PUBLIC RECORDS FOR THE FOLLOWING TWO (2) COURSES:

1. N.68°59'26"W., 88.02 FEET;
2. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 62.49 FEET, A CENTRAL ANGLE OF 56°29'39", A CHORD OF 59.15 FEET, A CHORD BEARING OF N.40°44'33"W., AN ARC OF 61.62 FEET

TO A POINT LYING ON THE SOUTH LINE OF LOT 15, BLOCK 1874 ACCORDING TO SAID PLAT OF CAPE CORAL UNIT 45, PART 1; THENCE, ALONG THE BOUNDARY OF SAID LOT 15 FOR THE FOLLOWING TWO (2) COURSES:

1. S.89°45'39"W., 4.08 FEET;
2. N.00°06'22"E., 12.31 FEET;

THENCE N.89°53'38"W., 50.00 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF SW 3RD PLACE (50 FEET WIDE) ACCORDING TO SAID PLAT OF CAPE CORAL UNIT 45, PART 1; THENCE, ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2006000394050 OF THE AFOREMENTIONED PUBLIC RECORDS FOR THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING FOR ITS ELEMENTS A RADIUS OF 78.01 FEET, A CENTRAL ANGLE OF 37°02'49", A CHORD OF 49.56 FEET, A CHORD BEARING OF N.71°42'50"W., AN ARC OF 50.44 FEET;
2. S.89°45'17"W., 77.91 FEET;
3. N.00°06'22"E., 11.66 FEET;

THENCE, ALONG THE RIGHT-OF-WAY OF VETERANS PARKWAY (ACCORDING TO LEE COUNTY PROJECTS 4034 AND 96054 DATED 3/22/00) FOR THE FOLLOWING TWO (2) COURSES:

1. S.89°45'45"W., 16.61 FEET;
2. N.60°29'15"W., 181.82 FEET;

THENCE, ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2006000394050 OF THE AFOREMENTIONED PUBLIC RECORDS THE FOLLOWING THREE (3) COURSES:

1. S.00°06'22"W., 2.11 FEET;
2. N.59°09'15"W., 9.12 FEET;
3. N.64°55'26"W., 129.24 FEET;

THENCE, ALONG THE AFOREMENTIONED RIGHT-OF-WAY OF VETERANS PARKWAY (ACCORDING TO LEE COUNTY PROJECTS 4034 AND 96054 DATED 3/22/00) FOR THE FOLLOWING FOUR (4) COURSES:

1. N.00°06'22"E., 6.86 FEET;
2. N.62°49'31"W., 8.07 FEET
3. N.57°43'54"W., 136.25 FEET
4. S.78°57'23"W., 53.48 FEET;

TO AN INTERSECTION WITH THE EAST LINE OF LOT 25, BLOCK 1877 ACCORDING TO SAID PLAT OF CAPE CORAL UNIT 45, PART 1; THENCE, ALONG SAID EAST LINE OF LOT 25 AND LOT 24, BLOCK 1877, N.00°06'22"E., 73.13 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 24, BLOCK 1877; THENCE, ALONG THE NORTH LINE OF SAID LOT 24, BLOCK 1877, S.89°45'39"W., 125.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 12.39 ACRES, MORE OR LESS.

Section 2. The applicant shall meet the following terms and conditions:

1. The rights-of-way and all underlying easements associated with SW 3rd Avenue, SW 3rd Place, SW 4th Avenue, SW 4th Place, and SW 25th Street shall be vacated within the area that is described by the sketch and accompanying legal description prepared by Johnson Engineering entitled "*Sketch and Description Lee Health Veterans Plaza Proposed Plat Vacation*," dated February 2, 2024, that appears in Exhibit "A."
2. All platted easements and easements underlying the previously vacated portions of the Defender and Malabar Canals shall be vacated as described by the sketch and accompanying legal description prepared by Johnson Engineering entitled "*Sketch and Description Lee Health Veterans Plaza Proposed Plat Vacation*," dated February 2, 2024, that appears in Exhibit "A."
3. The owner shall provide the City with easements sufficient for maintaining a minimum six-foot-wide public utility and drainage easement coincident with the perimeter of the project area as shown in Exhibit "B" and Exhibit "C," that are entitled "*Sketch and Description Lee Health Veterans Plaza 6-Foot-Wide Public Utility Easement*" and "*Sketch and Description Lee Health Veterans Plaza 10-Foot-Wide Public Utility Easement*," respectively. Both sketches and accompanying legal descriptions were prepared by Johnson Engineering and are dated February 2, 2024.
4. The owner shall reimburse Lumen for the relocation of the company's existing utilities located within the vacation area prior to the City approving a site development plan for the site.
5. To prevent fire and emergency management vehicles from encountering a dead-end street when reaching the terminus of SW 25th Lane following the approval of the vacation, the owner shall provide a temporary paved turn-around area on the owner's site immediately north of the intersection of SW 25th Lane and the vacated segment of SW 3rd Place. This improvement shall be sufficient to accommodate a fire truck with a minimum length of 48 feet, 4 inches, and shall be constructed by the developer and inspected by the City as part of the construction plans associated with SDPL24-000019.
6. In order to ensure that this vacation complies with the City's duty to hold certain platted lands in trust for the public interest, the owner agrees to make improvements in the SW 2nd Court right-of-way between SW 25th Lane and SW 24th Street. These improvements shall include widening this street and installing a sidewalk on the west side of the street. A grass strip shall be provided between the curb and the sidewalk that shall contain canopy trees. The canopy trees within this area shall be installed every 30 feet and shall have a minimum height of 12 feet and a caliper of three inches as measured at a height of 12 inches above the ground at the

time of planting. The installation and maintenance of these trees shall conform to those standards appearing in the Land Development Code. Additionally, the developer, at developer's discretion, may provide a gathering place for the public on developer's site that may include one or more of the following: a pavilion, benches, picnic tables, or similar improvements.

The developer shall keep and maintain an itemized list of the cost of all improvements constructed under this provision and make such records available for City review. In the event the total cost of said improvements is less than \$250,000, the developer shall make a contribution of any documented shortage to the General Tree Fund. All improvements as well as any contribution to the General Tree Fund shall be completed by the developer prior to the first certificate of completion for the site approved by the City.

- 7. The owner shall reimburse the City of Cape Coral the cost of recording this resolution with the Office of the Lee County Clerk of Court.
- 8. The City shall record this resolution with the Office of the Lee County Clerk of Court following the receipt of the recording fees from the owner of the property.

Section 3. This Resolution shall take effect upon its recording within the Office of the Lee County Clerk of Court by the City of Cape Coral.

ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, AT THEIR REGULAR COUNCIL SESSION THIS _____ DAY OF _____, 2024.

JOHN GUNTER, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

GUNTER	_____	NELSON	_____
STEINKE	_____	KILRAINE	_____
LEHMANN	_____	LONG	_____
DONNELL	_____	KADUK	_____

ATTESTED TO AND FILED IN MY OFFICE THIS _____ DAY OF _____, 2024.

KIMBERLY BRUNS
CITY CLERK

APPROVED AS TO FORM:

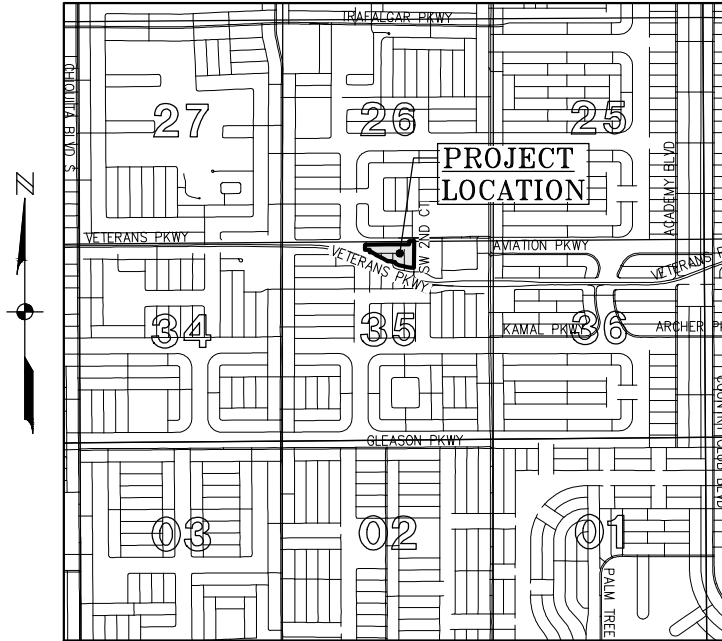
ALEKSANDR BOKSNER
CITY ATTORNEY
res/vac24-000003

SKETCH AND DESCRIPTION

LEE HEALTH VETERANS PLAZA PROPOSED PLAT VACATION

LYING IN
SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST
CITY OF CAPE CORAL - LEE COUNTY, FLORIDA

VICINITY MAP
1"=5000'



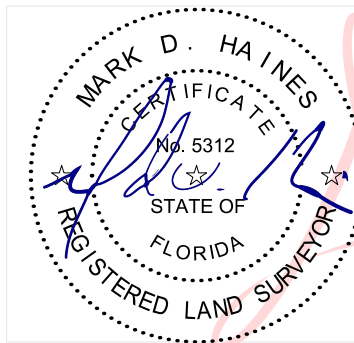
0 1250 2500 5000
(INTENDED DISPLAY SCALE: 1"=5000')

THIS IS NOT A SURVEY.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF CAPE CORAL UNIT 45, PART 1 AS RECORDED IN PLAT BOOK 21, PAGE 135 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE OF BLOCK 1877 BEARS N.00°06'22"E.
3. DESCRIBED PARCEL CONTAINS 12.39 ACRES, MORE OR LESS.
4. P.O.B. = POINT OF BEGINNING
5. PUE = PUBLIC UTILITY EASEMENT
6. ORI = OFFICIAL RECORDS INSTRUMENT
7. ORB = OFFICIAL RECORDS BOOK/PAGE
8. R/W - RIGHT-OF-WAY
9. PB = PLAT BOOK
10. PG = PAGE
11. R = RADIUS
12. Δ = DELTA
13. CB = CHORD BEARING
14. C = CHORD LENGTH
15. L = ARC LENGTH
16. NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.



Digitally signed by
Mark D. Haines
PSM LS5312 State
of Florida
Date: 2024.02.05
07:43:00 -05'00'

THIS SKETCH HAS BEEN DIGITALLY SIGNED BY:
MARK D. HAINES (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5312
ON THE DATE ADJACENT TO THE SEAL.

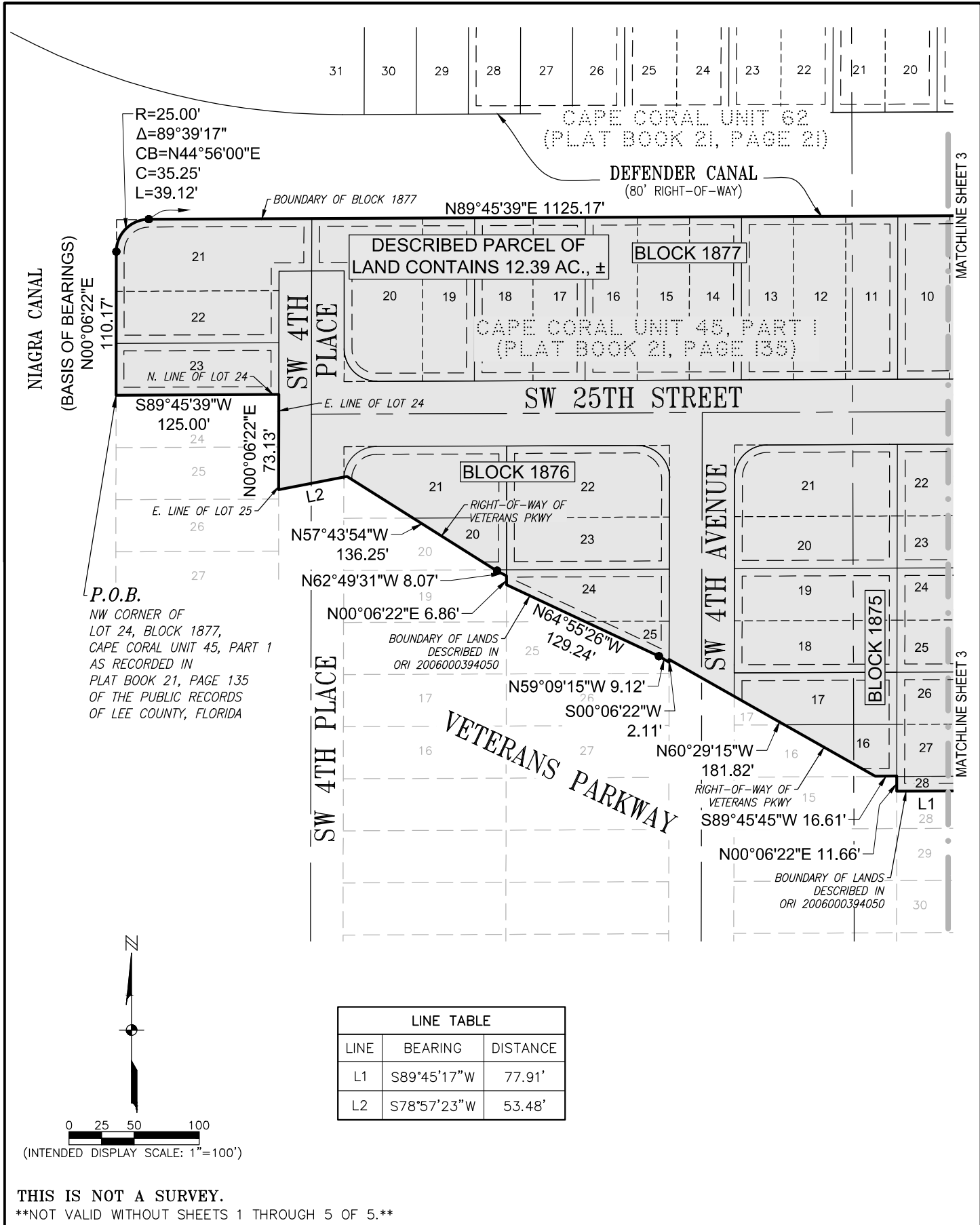
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

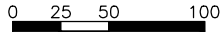


JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
E.B. #642 & L.B. #642

SKETCH & DESCRIPTION				
LEE HEALTH VETERANS PLAZA PROPOSED PLAT VACATION SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST CITY OF CAPE CORAL - LEE COUNTY, FLORIDA				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/02/24	20236050-007	35-44-23	AS SHOWN	1 OF 5



P.O.B.
 NW CORNER OF
 LOT 24, BLOCK 1877,
 CAPE CORAL UNIT 45, PART 1
 AS RECORDED IN
 PLAT BOOK 21, PAGE 135
 OF THE PUBLIC RECORDS
 OF LEE COUNTY, FLORIDA



(INTENDED DISPLAY SCALE: 1"=100')

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°45'17"W	77.91'
L2	S78°57'23"W	53.48'

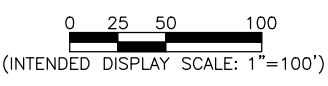
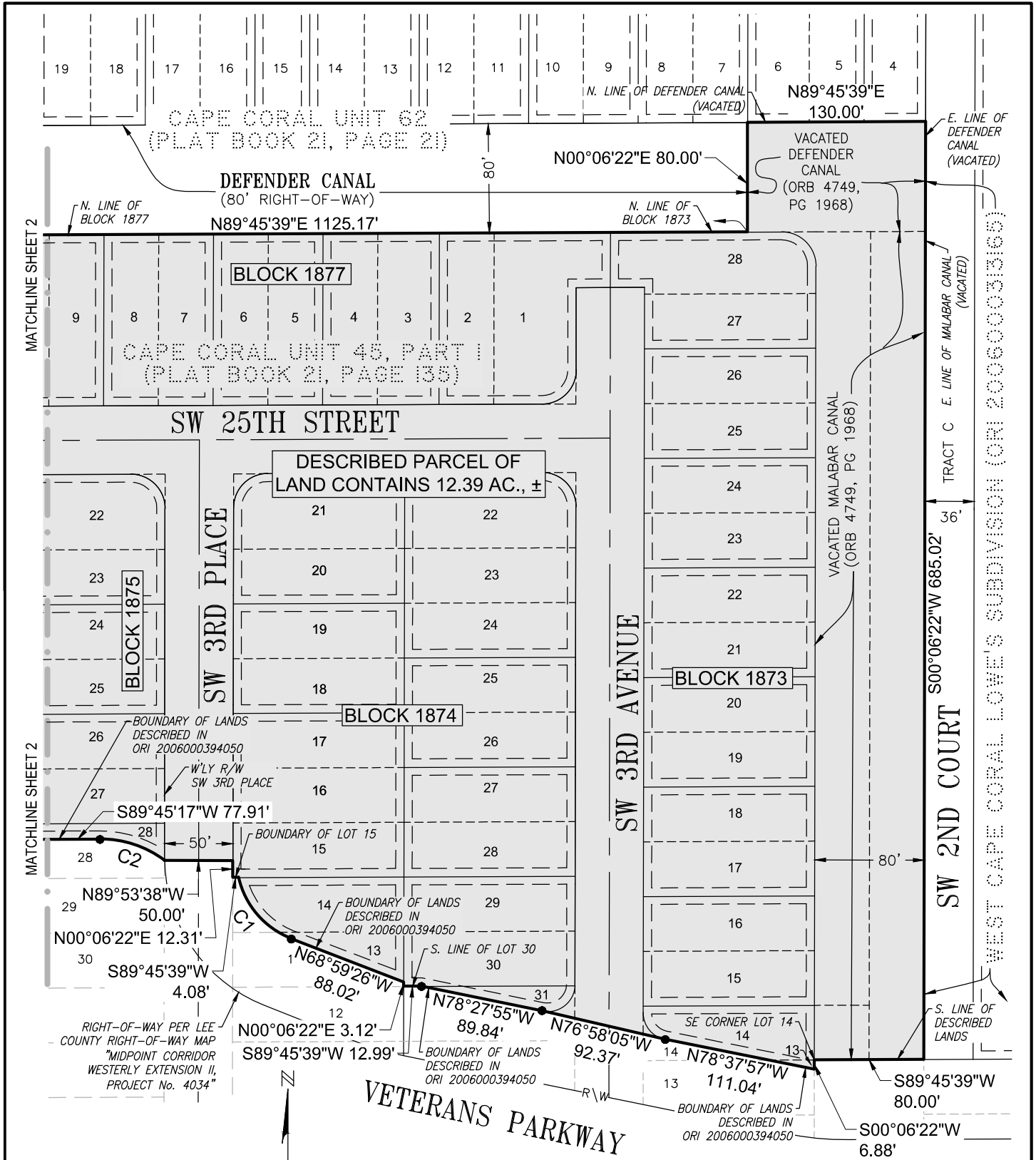
THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.



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SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST				
CITY OF CAPE CORAL - LEE COUNTY, FLORIDA				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/02/24	20236050-007	35-44-23	1"=100'	2 OF 5

\\fms01\Drawings\2023\20236050-007\Surveying\Sketches\20236050-007 Lee Health plat vacation S&D.dwg (2) MDH Feb 02, 2024 -- 8:02am



THIS IS NOT A SURVEY.
****NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.****

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	62.49'	56°29'39"	N40°44'33"W	59.15'	61.62'
C2	78.01'	37°02'49"	N71°42'50"W	49.56'	50.44'



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DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/02/24	20236050-007	35-44-23	1"=100'	3 OF 5

\\fms01\Drawings\2023\20236050-007\Surveying\Sketches\20236050-007\Lee Health plat vacation S&D.dwg (3) MDH Feb 02, 2024 -- 8:03am

LEGAL DESCRIPTION

LEEHEALTH VETERAN'S PLAZA
 PLAT VACATION
 PART OF CAPE CORAL UNIT 45, PART 1
 PLAT BOOK 21, PAGE 135
 PART OF PLAT OF CAPE CORAL UNIT 62
 PLAT BOOK 21, PAGE 21
 SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST
 CITY OF CAPE CORAL – LEE COUNTY, FLORIDA

A PARCEL OF LAND CONSISTING OF ALL OF LOTS 1 THROUGH 23, BLOCK 1877, TOGETHER WITH ALL OF LOTS 15 THROUGH 28 AND PORTIONS OF LOTS 13 AND 14, BLOCK 1873, TOGETHER WITH ALL OF LOTS 15 THROUGH 30 AND PORTIONS OF LOTS 13, 14 AND 31, BLOCK 1874, TOGETHER WITH ALL OF LOTS 18 THROUGH 27 AND PORTIONS OF LOTS 16, 17 AND 28, BLOCK 1875, TOGETHER WITH ALL OF LOTS 22 AND 23 AND PORTIONS OF LOTS 19, 20, 21, 24 AND 25, BLOCK 1876, TOGETHER WITH PORTIONS OF THE RIGHTS-OF-WAY OF SW 4TH PLACE, SW 25TH STREET, SW 4TH AVENUE, SW 3RD PLACE, AND SW 3RD AVENUE, TOGETHER WITH VACATED PORTIONS OF MALABAR CANAL ACCORDING TO THE PLAT OF CAPE CORAL UNIT 45, PART 1, AS RECORDED IN PLAT BOOK 21, AT PAGE 135 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH VACATED PORTIONS OF DEFENDER CANAL ACCORDING TO THE PLAT OF CAPE CORAL UNIT 62, AS RECORDED IN PLAT BOOK 21, AT PAGE 21 OF THE AFOREMENTIONED PUBLIC RECORDS, TOGETHER WITH ALL UNDERLYING PLATTED EASEMENTS LYING WITHIN SAID PARCEL, ALL LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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(DESCRIPTION CONTINUED ON SHEET 5 OF 5)

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02/02/24	20236050-007	35-44-23	N/A	4 OF 5

\\fms01\Drawings\2023\20236050-007\Surveying\Sketches\20236050-007 Lee Health plat vacation S&D.dwg (4) MDH Feb 02, 2024 - 8:03am

(DESCRIPTION CONTINUED FROM SHEET 4 OF 5)

TO A POINT LYING ON THE SOUTH LINE OF LOT 15, BLOCK 1874 ACCORDING TO SAID PLAT OF CAPE CORAL UNIT 45, PART 1; THENCE, ALONG THE BOUNDARY OF SAID LOT 15 FOR THE FOLLOWING TWO (2) COURSES:

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THENCE N.89°53'38"W., 50.00 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF SW 3RD PLACE (50 FEET WIDE) ACCORDING TO SAID PLAT OF CAPE CORAL UNIT 45, PART 1; THENCE, ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2006000394050 OF THE AFOREMENTIONED PUBLIC RECORDS FOR THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING FOR ITS ELEMENTS A RADIUS OF 78.01 FEET, A CENTRAL ANGLE OF 37°02'49", A CHORD OF 49.56 FEET, A CHORD BEARING OF N.71°42'50"W., AN ARC OF 50.44 FEET;
2. S.89°45'17"W., 77.91 FEET;
3. N.00°06'22"E., 11.66 FEET;

THENCE, ALONG THE RIGHT-OF-WAY OF VETERANS PARKWAY (ACCORDING TO LEE COUNTY PROJECTS 4034 AND 96054 DATED 3/22/00) FOR THE FOLLOWING TWO (2) COURSES:

1. S.89°45'45"W., 16.61 FEET;
2. N.60°29'15"W., 181.82 FEET;

THENCE, ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2006000394050 OF THE AFOREMENTIONED PUBLIC RECORDS THE FOLLOWING THREE (3) COURSES:

1. S.00°06'22"W., 2.11 FEET;
2. N.59°09'15"W., 9.12 FEET;
3. N.64°55'26"W., 129.24 FEET;

THENCE, ALONG THE AFOREMENTIONED RIGHT-OF-WAY OF VETERANS PARKWAY (ACCORDING TO LEE COUNTY PROJECTS 4034 AND 96054 DATED 3/22/00) FOR THE FOLLOWING FOUR (4) COURSES:

1. N.00°06'22"E., 6.86 FEET;
2. N.62°49'31"W., 8.07 FEET
3. N.57°43'54"W., 136.25 FEET
4. S.78°57'23"W., 53.48 FEET;

TO AN INTERSECTION WITH THE EAST LINE OF LOT 25, BLOCK 1877 ACCORDING TO SAID PLAT OF CAPE CORAL UNIT 45, PART 1; THENCE, ALONG SAID EAST LINE OF LOT 25 AND LOT 24, BLOCK 1877, N.00°06'22"E., 73.13 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 24, BLOCK 1877; THENCE, ALONG THE NORTH LINE OF SAID LOT 24, BLOCK 1877, S.89°45'39"W., 125.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 12.39 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY.

NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.



JOHNSON ENGINEERING, INC.
 2122 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE: (239) 334-0046
 E.B. #642 & L.B. #642

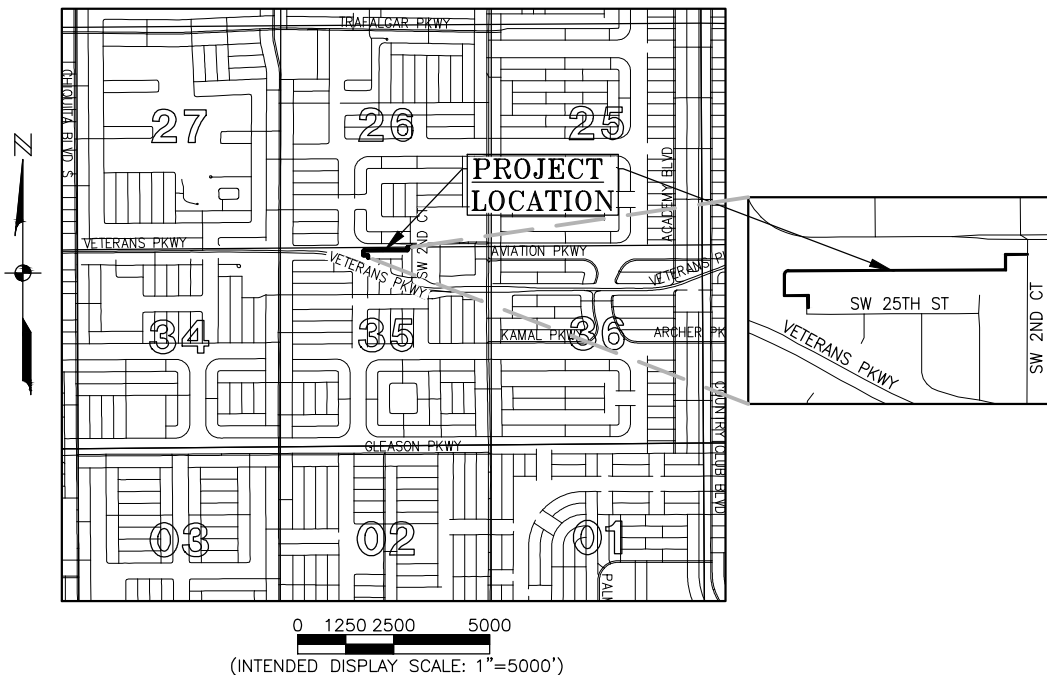
SKETCH & DESCRIPTION				
LEE HEALTH VETERANS PLAZA PROPOSED PLAT VACATION SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST CITY OF CAPE CORAL - LEE COUNTY, FLORIDA				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/02/24	20236050-007	35-44-23	N/A	5 OF 5

\\fms01\Drawings\2023\20236050-007\Surveying\Sketches\20236050-007 Lee Health plat vacation S&D.dwg (5) MDH Feb 02, 2024 - 8:03am

SKETCH AND DESCRIPTION LEE HEALTH VETERANS PLAZA 6-FOOT WIDE PUBLIC UTILITY EASEMENT

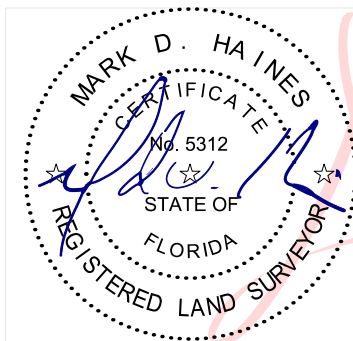
LYING IN
SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST
CITY OF CAPE CORAL - LEE COUNTY, FLORIDA

VICINITY MAP
1"=5000'



THIS IS NOT A SURVEY.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.



**Digitally signed by
Mark D. Haines
PSM LS5312 State
of Florida
Date: 2024.02.26
15:03:36 -05'00'**

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF CAPE CORAL UNIT 45, PART 1 AS RECORDED IN PLAT BOOK 21, PAGE 135 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE NORTH LINE OF LOT 24, BLOCK 1877 BEARS S.89°45'39"W.
3. DESCRIBED PARCEL CONTAINS 9,943 SQUARE FEET, MORE OR LESS.
4. P.O.B. = POINT OF BEGINNING
5. ORI = OFFICIAL RECORDS INSTRUMENT
6. ORB = OFFICIAL RECORDS BOOK/PAGE
7. -R/W- = RIGHT-OF-WAY
8. PG = PAGE
9. SQ. FT. = SQUARE FEET
10. NOT VALID WITHOUT SHEETS 1 THROUGH 4 OF 4.

THIS SKETCH HAS BEEN DIGITALLY SIGNED BY:
MARK D. HAINES (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5312
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



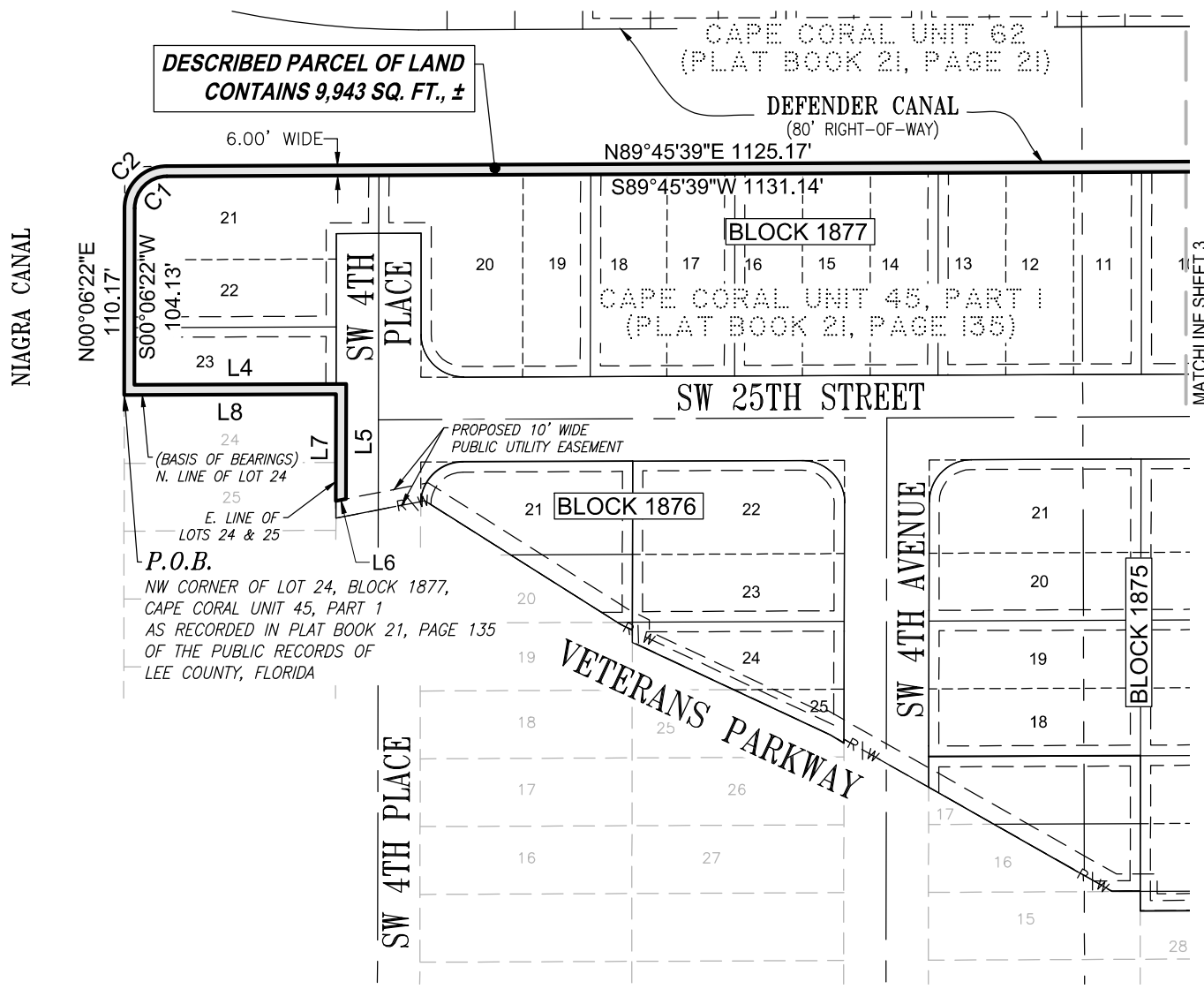
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
E.B. #642 & L.B. #642

SKETCH & DESCRIPTION
LEE HEALTH VETERANS PLAZA 6-FOOT WIDE PUBLIC UTILITY EASEMENT
SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST
CITY OF CAPE CORAL - LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/02/24	20236050-007	35-44-23	AS SHOWN	1 OF 4

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

\\fms01\Drawings\2023\20236050-007\Surveying\Sketches\20236050-007 Lee Health Veterans Plaza 6' PUE - S&D.dwg (2) MDH Feb 02, 2024 - 9:33am



**DESCRIBED PARCEL OF LAND
CONTAINS 9,943 SQ. FT., ±**

CAPE CORAL UNIT 62
(PLAT BOOK 21, PAGE 21)

DEFENDER CANAL
(80' RIGHT-OF-WAY)

N89°45'39"E 1125.17'

S89°45'39"W 1131.14'

BLOCK 1877

CAPE CORAL UNIT 45, PART 1
(PLAT BOOK 21, PAGE 135)

SW 25TH STREET

VETERANS PARKWAY

NIAGRA CANAL

N00°06'22"E
110.17'

C2

C7

6.00' WIDE

21

22

L4

23

24

25

L8
(BASIS OF BEARINGS)
N. LINE OF LOT 24

L7
E. LINE OF
LOTS 24 & 25

P.O.B.

NW CORNER OF LOT 24, BLOCK 1877,
CAPE CORAL UNIT 45, PART 1
AS RECORDED IN PLAT BOOK 21, PAGE 135
OF THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA

SW 4TH PLACE

SW 4TH PLACE

SW 4TH AVENUE

BLOCK 1875

MATCHLINE SHEET 3



0 25 50 100

(INTENDED DISPLAY SCALE: 1"=100')

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N89°45'39"E	125.00'
L5	S00°06'22"W	67.79'
L6	S78°57'23"W	6.12'
L7	N00°06'22"E	62.93'
L8	S89°45'39"W	125.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	19.00'	89°39'17"	S44°56'00"W	26.79'	29.73'
C2	25.00'	89°39'17"	N44°56'00"E	35.25'	39.12'

THIS IS NOT A SURVEY.

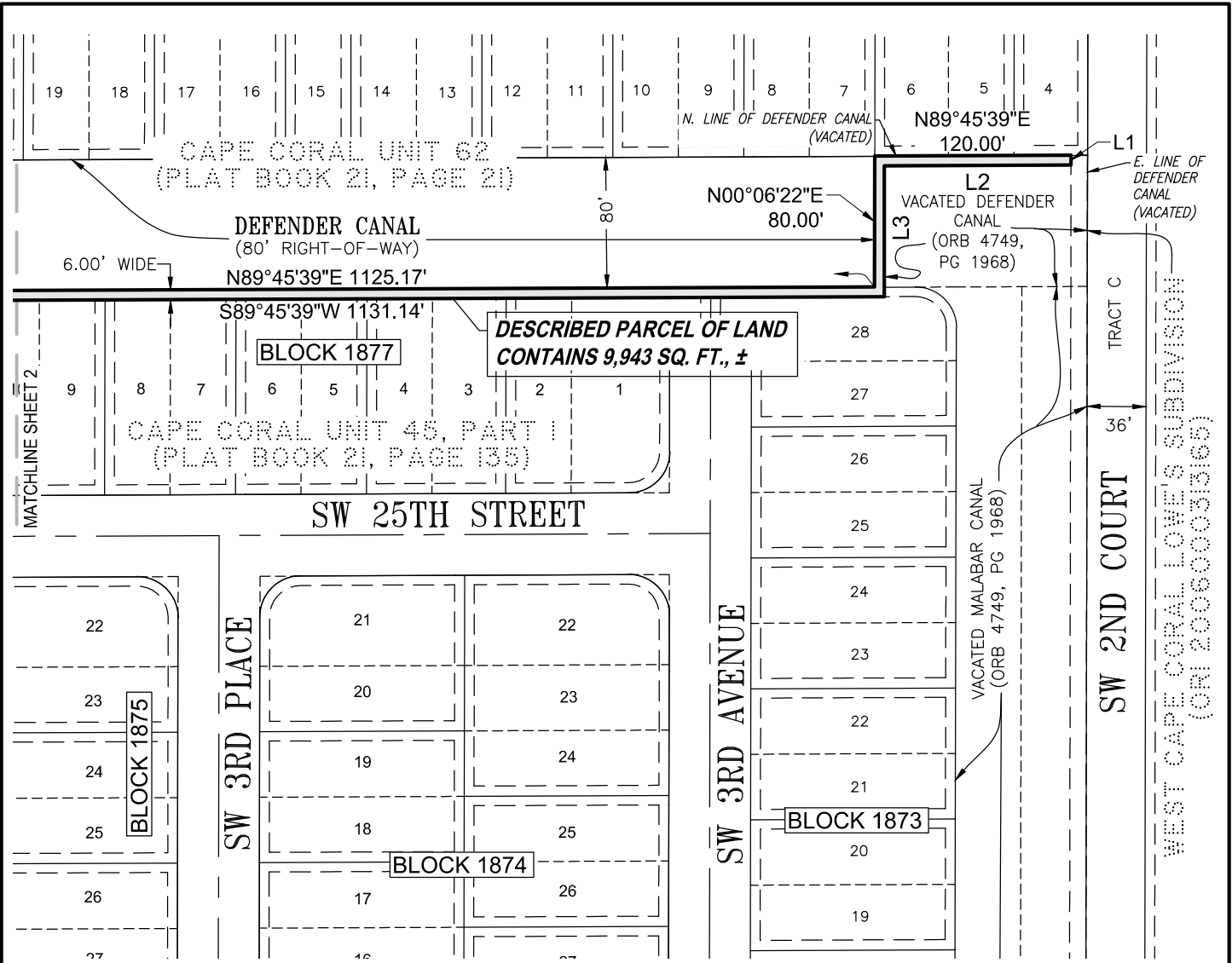
NOT VALID WITHOUT SHEETS 1 THROUGH 4 OF 4.



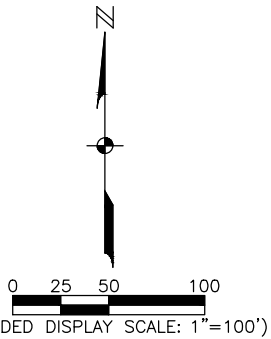
JOHNSON ENGINEERING, INC.
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FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
E.B. #642 & L.B. #642

SKETCH & DESCRIPTION
LEE HEALTH VETERANS PLAZA 6-FOOT WIDE PUBLIC UTILITY EASEMENT
SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST
CITY OF CAPE CORAL - LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/02/24	20236050-007	35-44-23	1"=100'	2 OF 4



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°06'22"W	6.00'
L2	S89°45'39"W	114.00'
L3	S00°06'22"W	80.00'



THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEETS 1 THROUGH 4 OF 4.



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SKETCH & DESCRIPTION
 LEE HEALTH VETERANS PLAZA 6-FOOT WIDE PUBLIC UTILITY EASEMENT
 SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST
 CITY OF CAPE CORAL - LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/02/24	20236050-007	35-44-23	1"=100'	3 OF 4

\\fms01\Drawings\2023\20236050-007\Surveying\Sketches\20236050-007 Lee Health Veterans Plaza 6' PUE - S&D.dwg (3) MDH Feb 02, 2024 - 9:33am

LEGAL DESCRIPTION

LEEHEALTH VETERAN'S PLAZA
 6-FOOT WIDE PUBLIC UTILITY EASEMENT
 SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST
 CITY OF CAPE CORAL - LEE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 24, BLOCK 1877 ACCORDING TO THE PLAT OF CAPE CORAL UNIT 45, PART 1 AS RECORDED IN PLAT BOOK 21 AT PAGE 135 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE, N.00°06'22"E., 110.17 FEET; THENCE ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°39'17", A CHORD OF 35.25 FEET, A CHORD BEARING OF N.44°56'00"E., AN ARC OF 39.12 FEET; THENCE N.89°45'39"E., 1125.17 FEET; THENCE N.00°06'22"E., 80.00 FEET TO THE NORTH LINE OF DEFENDER CANAL (80 FEET WIDE) (VACATED) ACCORDING TO SAID PLAT OF CAPE CORAL UNIT 45, PART 1; THENCE, ALONG SAID NORTH LINE OF DEFENDER CANAL (VACATED), N.89°45'39"E., 120.00 FEET; THENCE S.00°06'22"W., 6.00 FEET; THENCE S.89°45'39"W., 114.00 FEET; THENCE S.00°06'22"W., 80.00 FEET; THENCE S.89°45'39"W., 1131.14 FEET; THENCE ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 89°39'17", A CHORD OF 26.79 FEET, A CHORD BEARING OF S.44°56'00"W., AN ARC OF 29.73 FEET; THENCE S.00°06'22"W., 104.13 FEET; THENCE N.89°45'39"E., 125.00 FEET; THENCE S.00°06'22"W., 67.79 FEET; THENCE S.78°57'23"W., 6.12 FEET TO AN INTERSECTION WITH THE EAST LINE OF LOT 25, BLOCK 1877 ACCORDING TO SAID PLAT OF CAPE CORAL UNIT 45, PART 1; THENCE, ALONG SAID EAST LINES OF LOT 25 AND LOT 24, BLOCK 1877 ACCORDING TO THE AFOREMENTIONED PLAT OF CAPE CORAL UNIT 45, PART 1, N.00°06'22"E., 62.93 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 24, BLOCK 1877; THENCE, ALONG THE NORTH LINE OF SAID LOT 24, BLOCK 1877, S.89°45'39"W., 125.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 9,943 SQUARE FEET, MORE OR LESS.

THIS IS NOT A SURVEY.

NOT VALID WITHOUT SHEETS 1 THROUGH 4 OF 4.



JOHNSON ENGINEERING, INC.
 2122 JOHNSON STREET
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 PHONE: (239) 334-0046
 E.B. #642 & L.B. #642

SKETCH & DESCRIPTION
 LEE HEALTH VETERANS PLAZA 6-FOOT WIDE PUBLIC UTILITY EASEMENT
 SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST
 CITY OF CAPE CORAL - LEE COUNTY, FLORIDA

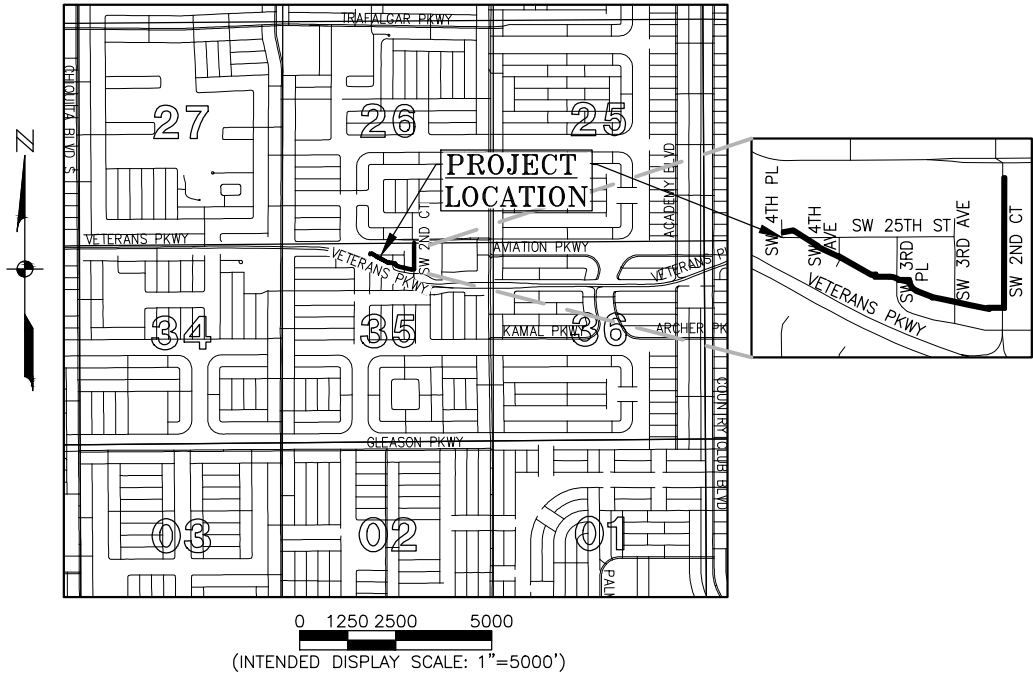
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/02/24	20236050-007	35-44-23	N/A	4 OF 4

\\fms01\Drawings\2023\20236050-007\Surveying\Sketches\20236050-007 Lee Health Veterans Plaza 6' PUE - S&D.dwg (4) MDH Feb 02, 2024 - 9:33am

SKETCH AND DESCRIPTION LEE HEALTH VETERANS PLAZA 10-FOOT WIDE PUBLIC UTILITY EASEMENT

LYING IN
SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST
CITY OF CAPE CORAL - LEE COUNTY, FLORIDA

VICINITY MAP
1"=5000'



THIS IS NOT A SURVEY.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.



Digitally signed by
Mark D. Haines PSM
LS5312 State of Florida
Date: 2024.02.26
15:04:57 -05'00'

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF CAPE CORAL UNIT 45, PART 1 AS RECORDED IN PLAT BOOK 21, PAGE 135 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE NORTH LINE OF LOT 24, BLOCK 1877 BEARS N.89°45'39"E.
3. DESCRIBED PARCEL CONTAINS 19,696 SQUARE FEET, MORE OR LESS.
4. P.O.B. = POINT OF BEGINNING
5. P.O.C. = POINT OF COMMENCEMENT
6. ORI = OFFICIAL RECORDS INSTRUMENT
7. ORB = OFFICIAL RECORDS BOOK/PAGE
8. -R/W- = RIGHT-OF-WAY
9. PG = PAGE
10. SQ. FT. = SQUARE FEET
11. NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.

THIS SKETCH HAS BEEN DIGITALLY SIGNED BY:
MARK D. HAINES (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5312
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
E.B. #642 & L.B. #642

SKETCH & DESCRIPTION
LEE HEALTH VETERANS PLAZA 10-FOOT WIDE PUBLIC UTILITY EASEMENT
SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST
CITY OF CAPE CORAL - LEE COUNTY, FLORIDA

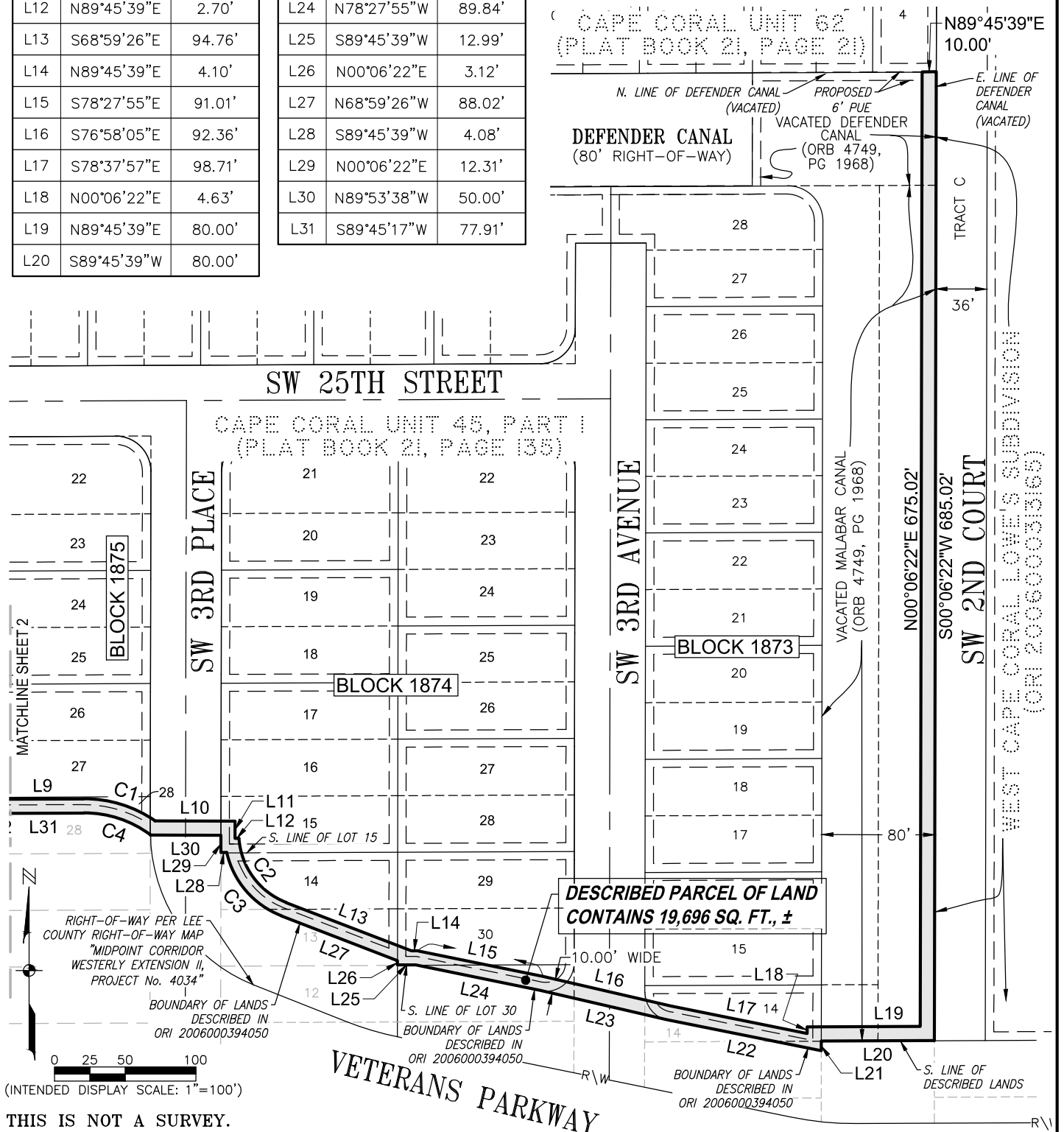
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/02/24	20236050-007	35-44-23	AS SHOWN	1 OF 5

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N89°45'17"E	67.85'
L10	S89°53'38"E	56.79'
L11	S00°06'22"W	12.25'
L12	N89°45'39"E	2.70'
L13	S68°59'26"E	94.76'
L14	N89°45'39"E	4.10'
L15	S78°27'55"E	91.01'
L16	S76°58'05"E	92.36'
L17	S78°37'57"E	98.71'
L18	N00°06'22"E	4.63'
L19	N89°45'39"E	80.00'
L20	S89°45'39"W	80.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S00°06'22"W	6.88'
L22	N78°37'57"W	111.04'
L23	N76°58'05"W	92.37'
L24	N78°27'55"W	89.84'
L25	S89°45'39"W	12.99'
L26	N00°06'22"E	3.12'
L27	N68°59'26"W	88.02'
L28	S89°45'39"W	4.08'
L29	N00°06'22"E	12.31'
L30	N89°53'38"W	50.00'
L31	S89°45'17"W	77.91'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	88.01'	34°49'45"	S72°49'50"E	52.68'	53.50'
C2	52.49'	65°11'01"	S36°23'52"E	56.55'	59.72'
C3	62.49'	56°29'39"	N40°44'33"W	59.15'	61.62'
C4	78.01'	37°02'49"	N71°42'50"W	49.56'	50.44'



THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.



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 2122 JOHNSON STREET
 FORT MYERS, FLORIDA 33902-1550
 PHONE: (239) 334-0046
 E.B. #642 & L.B. #642

SKETCH & DESCRIPTION				
LEE HEALTH VETERANS PLAZA 10-FOOT WIDE PUBLIC UTILITY EASEMENT				
SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST				
CITY OF CAPE CORAL - LEE COUNTY, FLORIDA				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/02/24	20236050-007	35-44-23	1"=100'	3 OF 5

\\fms01\Drawings\2023\20236050-007\Surveying\Sketches\20236050-007 Lee Health Veterans Plaza 10' PUE -- S&D.dwg (3) MDH Feb 02, 2024 -- 8:38am

LEGAL DESCRIPTION

LEEHEALTH VETERAN'S PLAZA
 10-FOOT WIDE PUBLIC UTILITY EASEMENT
 SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST
 CITY OF CAPE CORAL - LEE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 24, BLOCK 1877 ACCORDING TO THE PLAT OF CAPE CORAL UNIT 45, PART 1, AS RECORDED IN PLAT BOOK 21 AT PAGE 135 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE, ALONG THE NORTH LINE OF SAID LOT 24, BLOCK 1877, N.89°45'39"E., 125.00 FEET; THENCE, ALONG THE EAST LINES OF SAID LOT 24 AND LOT 25, BLOCK 1877, S.00°06'22"W., 62.93 FEET TO THE **POINT OF BEGINNING**; THENCE N.78°57'23"E., 55.48 FEET; THENCE S.57°43'54"E., 139.78 FEET; THENCE S.62°49'31"E., 13.75 FEET; THENCE S.00°06'22"W., 6.60 FEET; THENCE S.64°55'26"E., 115.83 FEET; THENCE N.00°06'22"E., 2.52 FEET; THENCE S.60°29'15"E., 196.28 FEET; THENCE N.89°45'45"E., 24.01 FEET; THENCE S.00°06'22"W., 11.66 FEET; THENCE N.89°45'17"E., 67.85 FEET; THENCE ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING FOR ITS ELEMENTS A RADIUS OF 88.01 FEET, A CENTRAL ANGLE OF 34°49'45", A CHORD OF 52.68 FEET, A CHORD BEARING OF S.72°49'50"E., AN ARC OF 53.50 FEET; THENCE S.89°53'38"E., 56.79 FEET; THENCE S.00°06'22"W., 12.25 FEET; THENCE N.89°45'39"E., 2.70 FEET; THENCE, ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 52.49 FEET, A CENTRAL ANGLE OF 65°11'01", A CHORD OF 56.55 FEET, A CHORD BEARING OF S.36°23'52"E., AN ARC OF 59.72 FEET; THENCE S.68°59'26"E., 94.76 FEET; THENCE N.89°45'39"E., 4.10 FEET; THENCE S.78°27'55"E., 91.01 FEET; THENCE S.76°58'05"E., 92.36 FEET; THENCE S.78°37'57"E., 98.71 FEET; THENCE N.00°06'22"E., 4.63 FEET; THENCE N.89°45'39"E., 80.00 FEET; THENCE N.00°06'22"E., 675.02 FEET TO AN INTERSECTION WITH THE NORTH LINE OF DEFENDER CANAL (VACATED) ACCORDING TO THE PLAT OF CAPE CORAL UNIT 62 AS RECORDED IN PLAT BOOK 21 AT PAGE 21 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG SAID NORTH LINE OF DEFENDER CANAL (VACATED), N.89°45'39"E., 10.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID DEFENDER CANAL (VACATED); THENCE, ALONG THE EAST LINE OF SAID DEFENDER CANAL (VACATED) AND ALONG THE EAST LINE MALABAR CANAL (VACATED) ACCORDING TO THE AFOREMENTIONED PLAT OF CAPE CORAL UNIT 45, PART 1, S.00°06'22"W., 685.02 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 1968 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG SAID SOUTH LINE, S.89°45'39"W., 80.00 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 1873 ACCORDING TO SAID PLAT OF CAPE CORAL UNIT 45, PART 1; THENCE, ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2006000394050 OF THE AFOREMENTIONED PUBLIC RECORDS FOR THE FOLLOWING TWO (2) COURSES:

- 1. S.00°06'22"W., 6.88 FEET;
- 2. N.78°37'57"W., 111.04 FEET;

THENCE N.76°58'05"W., 92.37 FEET; THENCE, ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2006000394050 OF THE AFOREMENTIONED PUBLIC RECORDS, N.78°27'55"W., 89.84 FEET TO A POINT LYING ON THE SOUTH LINE OF LOT 30, BLOCK 1874 ACCORDING TO SAID PLAT OF CAPE CORAL UNIT 45, PART 1; THENCE, ALONG THE BOUNDARY OF SAID LOT 30 FOR THE FOLLOWING TWO (2) COURSES:

- 1. S.89°45'39"W., 12.99 FEET;
- 2. N.00°06'22"E., 3.12 FEET;

THENCE, ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2006000394050 OF THE AFOREMENTIONED PUBLIC RECORDS FOR THE FOLLOWING TWO (2) COURSES:

- 1. N.68°59'26"W., 88.02 FEET;
- 2. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 62.49 FEET, A CENTRAL ANGLE OF 56°29'39", A CHORD OF 59.15 FEET, A CHORD BEARING OF N.40°44'33"W., AN ARC OF 61.62 FEET

TO A POINT LYING ON THE SOUTH LINE OF LOT 15, BLOCK 1874 ACCORDING TO SAID PLAT OF CAPE CORAL UNIT 45, PART 1; THENCE, ALONG THE BOUNDARY OF SAID LOT 15 FOR THE FOLLOWING TWO (2) COURSES:

- 1. S.89°45'39"W., 4.08 FEET;
- 2. N.00°06'22"E., 12.31 FEET;

(DESCRIPTION CONTINUED ON SHEET 5 OF 5)

THIS IS NOT A SURVEY.

NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.



JOHNSON ENGINEERING, INC.
 2122 JOHNSON STREET
 FORT MYERS, FLORIDA 33902-1550
 PHONE: (239) 334-0046
 E.B. #642 & L.B. #642

SKETCH & DESCRIPTION
 LEE HEALTH VETERANS PLAZA 10-FOOT WIDE PUBLIC UTILITY EASEMENT
 SECTION 35, TOWNSHIP 44 SOUTH, RANGE 23 EAST
 CITY OF CAPE CORAL - LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/02/24	20236050-007	35-44-23	N/A	4 OF 5

\\fms01\Drawings\2023\20236050-007\Surveying\Sketches\20236050-007 Lee Health Veterans Plaza 10' PUE - S&D.dwg (4) MDH Feb 02, 2024 - 8:38am

(DESCRIPTION CONTINUED FROM SHEET 4 OF 5)

THENCE N.89°53'38"W., 50.00 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF SW 3RD PLACE (50 FEET WIDE) ACCORDING TO SAID PLAT OF CAPE CORAL UNIT 45, PART 1; THENCE, ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2006000394050 OF THE AFOREMENTIONED PUBLIC RECORDS FOR THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING FOR ITS ELEMENTS A RADIUS OF 78.01 FEET, A CENTRAL ANGLE OF 37°02'49", A CHORD OF 49.56 FEET, A CHORD BEARING OF N.71°42'50"W., AN ARC OF 50.44 FEET;
2. S.89°45'17"W., 77.91 FEET;
3. N.00°06'22"E., 11.66 FEET;

THENCE, ALONG THE RIGHT-OF-WAY OF VETERANS PARKWAY (ACCORDING TO LEE COUNTY PROJECTS 4034 AND 96054 DATED 3/22/00) FOR THE FOLLOWING TWO (2) COURSES:

1. S.89°45'45"W., 16.61 FEET;
2. N.60°29'15"W., 181.82 FEET;

THENCE, ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2006000394050 OF THE AFOREMENTIONED PUBLIC RECORDS THE FOLLOWING THREE (3) COURSES:

1. S.00°06'22"W., 2.11 FEET;
2. N.59°09'15"W., 9.12 FEET;
3. N.64°55'26"W., 129.24 FEET;

THENCE, ALONG THE AFOREMENTIONED RIGHT-OF-WAY OF VETERANS PARKWAY (ACCORDING TO LEE COUNTY PROJECTS 4034 AND 96054 DATED 3/22/00) FOR THE FOLLOWING FOUR (4) COURSES:

1. N.00°06'22"E., 6.86 FEET;
2. N.62°49'31"W., 8.07 FEET
3. N.57°43'54"W., 136.25 FEET
4. S.78°57'23"W., 53.48 FEET;

TO AN INTERSECTION WITH THE EAST LINE OF LOT 25, BLOCK 1877 ACCORDING TO SAID PLAT OF CAPE CORAL UNIT 45, PART 1; THENCE, ALONG SAID EAST LINE OF LOT 25, BLOCK 1877, N.00°06'22"E., 10.19 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 19,696 SQUARE FEET, MORE OR LESS.

THIS IS NOT A SURVEY.

NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.



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